



**MINUTES OF SPECIAL JOINT MEETING OF THE  
CITY COUNCIL/REDEVELOPMENT AGENCY/PUBLIC  
FINANCING AUTHORITY OF THE CITY OF HAYWARD**  
City Council Chambers, 777 B Street, Hayward, CA 94541  
Tuesday, May 16, 2006, 8:00 p.m.

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**MEETING**

The Special Joint City Council/Redevelopment Agency/Hayward Public Financing Authority Meeting was called to order by Mayor/Chair Cooper at 8:00 p.m., followed by the Pledge of Allegiance led by Boy Scout Indy Nelson of Troop 801.

**ROLL CALL**

Present: COUNCIL/RA/HPFA MEMBERS Jimenez, Quirk,  
Halliday, Ward, Dowling, Henson  
MAYOR/CHAIR Cooper  
Absent: None

**PUBLIC COMMENTS**

Ms. Lisa Brunner spoke regarding the possible sale of Centennial Hall and asked for consideration of leasing it as an alternative. She provided a letter with her comments.

Council Member Quirk, alluding to the sale, mentioned that the sale of Centennial Hall is a misperception. He noted that the City is only negotiating the sale of the parking garage at this time.

**CONSENT**

1. Approval of Minutes of the Special Joint City Council/Redevelopment Agency Meeting of May 9, 2006

It was moved by Council/RA Member Henson, seconded by Council/RA Member Jimenez, and unanimously carried to approve the minutes of the Special Joint City Council/Redevelopment Agency Meeting of May 9, 2006, with a clarification made by Council/RA Member Halliday regarding her comments that Centennial Hall is not a proper venue for events, noting that she has attended many events at the hall and meant to say that there might be concerns regarding parking problems.

**LEGISLATIVE BUSINESS**

2. Authorization for the Issuance of Redevelopment Tax Allocation Bonds and Approval of Contracts for Financial and Legal Services

Staff report submitted by Acting Assistant City Manager Carter, dated May 16, 2006, was filed.

Acting Assistant City Manager/Treasurer Carter made the staff recommendation and summarized the report.

Council/RA/HPFA Member Henson inquired about the additional cost incurred relative to construction. Acting Assistant City Manager/Treasurer Carter noted the increased construction costs including concrete, steel, and remediation work on site. City Manager/Executive Director/HPFA Director Armas explained that part of the higher cost was attributed to the growth of Burbank School by some square footage.

Council/RA/HPFA Member Henson inquired whether there is confidence that the Agency is strong enough to incur the debt and not jeopardize any future projects. Acting Assistant City Manager/Treasurer Carter explained that the growth in the redevelopment area has been strong and has provided the agency with the additional bonding capacity. He added that the financing is well within both the bonding capacity and the budget of the Redevelopment Agency. City Manager/Executive Director/HPFA Director Armas mentioned that the revenue to retire this debt does not take into account the revenue that will accrue to the Agency once the project is completed. He added that there will be almost 800 units that will generate significant tax increments, which is not taken into account yet.

Council/RA/HPFA Member Quirk referring to item 3) of page three of the staff report regarding the sell of bonds to an underwriter, inquired about selling the bonds directly. Acting Assistant City Manager/Treasurer Carter noted that it was determined that the best way to take these bonds to market was through a negotiated sale, which would mean to have agreements before going to market. He added that in order to do a negotiated sale, they must use the HPFA as an intermediary. City Manager/Executive Director/HPFA Director Armas added that the Authority consists of only the two agencies, the Redevelopment Agency and the City Council. Council/RA/HPFA Member Quirk then asked about doing a competitive sale. Acting Assistant City Manager/Treasurer Carter explained that this issuance is being tied to information developed for the 2004 bond issue which also allows the Agency to have a good handle on the sizing of the issue as well as the marketing of the bond issue, which can be done through an underwriter.

Council/RA/HPFA Member Jimenez asked City Attorney O'Toole about the part he had in the decision. City Attorney/General Counsel O'Toole noted that he had reviewed the entire document with the Bond Counsel and that both were available for questions.

There being no public comments Mayor/Chair Cooper opened and closed the public hearing at 8:20 p.m.

It was moved by Council/RA/HPFA Member Henson, seconded by Council/RA/HPFA Member Ward, and unanimously carried to adopt the following:

Resolution 06-055, "Resolution Approving the Issuance of Tax Allocation Bonds by the Redevelopment Agency of the City of Hayward to Finance Redevelopment Activities"

RA Resolution 06-10, "A Resolution of the Redevelopment Agency of the City of Hayward Authorizing the Issuance of Sale and Delivery of Tax Allocation Bonds, Authorizing the Execution and Delivery of Related Documents, and Approving Actions in Connection Therewith"



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HPFA Resolution 06-01, "Resolution of the Hayward Public Financing Authority Authorizing the Purchase and Sale of Tax Allocation Bonds Relating to the Downtown Hayward Redevelopment Project, and Approving Related Documents"

3. Consideration of a Public Facilities Development and Property Exchange Agreement with the Hayward Unified School District and Hayward Area Recreation and Park District

Staff report submitted by Acting Assistant City Manager Carter, dated May 16, 2006, was filed.

City Manager/Executive Director Armas made the staff recommendation. He showed areas of concern by the Regional Water Quality Control Board (RWQCB) regarding the flood control channel in the vicinity of B Street and the existing Burbank School. Staff proposed converting and opening up existing concrete channels to earthen channels planted with native plants. The RWQCB agreed and will issue permits.

Council/RA Member Dowling commended the staff's presentation. He inquired about the length of time that B Street will be closed. Public Works Director Bauman explained that it would be closed through next month. Council/RA Member Dowling suggested further signage for motorists to anticipate the closure.

Council/RA Member Jimenez referred to the number of students killed on railroad tracks. City Manager/Executive Director Armas explained that a risk assessment was done in the area so that various safe guards will be taken.

Council/RA Member Henson asked for further clarification regarding the cost associated with the design of the new school and asked whether the budget reflected the new State standards. City Manager/Executive Director Armas responded affirmatively and indicated that the State Architect is in the process of reviewing the plans. He added that they plan to go to bid in November and allow the contract to start in March, which would permit for a 2008 academic year start.

Council/RA Member Quirk inquired about the percentage of retention for payment by the Redevelopment Agency. City Manager/Executive Director Armas explained that the percentage is stipulated by State Law and that it also provides that when a new school is constructed, an Agency is to retain this percentage to offset the cost to the Agency advancing those funds. He added that the repayment might be made sooner if the tax increment grows at a faster pace.

Council/RA Member Quirk then asked whether this would affect the financing of Bowman School. City Manager/Executive Director Armas indicated it would affect anything that the Redevelopment Agency would do. He explained that for a period of time they would issue no more debt until such

time as further revenue is generated with a higher tax increment. He added that there may be a number of improvements the Agency would want to undertake.

Mayor/Chair Cooper opened the public hearing at 8:39 p.m.

Mr. Howard Beckman, representing Friends of San Lorenzo Creek, spoke regarding the City's attitude toward the preservation and enhancement of the creeks in its jurisdiction. He referenced the Program EIR, noting that the City Manager emphasized that specific project details were not available at this time. He commented that the Mission Boulevard Program EIR fails to recognize certain creek channels. He commented that Water Law and the Regional Water Quality Control Boards are the best friends the creeks have. He challenged Council to give serious consideration to emphasize the importance of creeks in the City.

Mayor/Chair Cooper closed the public hearing at 8:42 p.m.

It was moved by Council/RA Member Halliday, seconded by Council/RA Member Ward, and unanimously carried to adopt the following:

Resolution 06-056, "Resolution Approving a Public Facilities Development and Property Exchange Agreement and Making Findings Pursuant to Health and Safety Code Section 33445"

RA Resolution 06-11, "Resolution Approving a Public Facilities Development and Property Exchange Agreement and Making Findings Pursuant to Health and Safety Code Section 33445"

## **COUNCIL REPORTS**

Mayor Cooper referred to a letter from Mayor Hakim-ullah Ghazniwal of the City of Ghazni, Afghanistan appreciating the efforts in trying to establish interest for the Sister Cities. She also gave a brief update on her trip to Chicago for an Energy and Environment Summit. She mentioned that Chicago is an amazing city with a population of three million people and a further two million living in the outskirts. She commended Chicago Mayor Daley for the work done in cooperation with the business community in projecting an immaculate and clean image of the City. She commented that they have a solar powered bike membership club facility with an indoor parking and amenities available for members. Additionally, she indicated that they emphasize clean water and air and encourage hybrids. Lastly, she added that Hayward can follow Chicago in efforts to improve the image of the City.

Council Member Dowling commented that Southland Mall is proposing solar panels in the parking lot. He referred to the County facility on Amador Street with their solar panels in the parking lot. He also thanked Caltrans for the work done on Jackson Street.

Council Member Quirk thanked the Mayor for her support of the Ghazni Sister City relationship. He reported on his attendance to an East Bay Municipal Utilities District meeting which featured the great amount of work done in upgrading for earthquake preparedness. He extended his gratitude for all their hard work.



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Council Member Henson thanked Mayor Cooper for her report and concurred with her comments that something can be done to improve Hayward. He also commented that Chicago has a green purchasing policy in the City. Mayor Cooper noted that the flooring of their environmental purpose building is made from recycled tires. City Manager Armas added that the Children's Park on Mission Boulevard has the same component.

**ADJOURNMENT**

Mayor/Chair Cooper adjourned the meeting at 9:01 p.m.

**APPROVED:**

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Roberta Cooper, Mayor, City of Hayward  
Chair, Redevelopment Agency/Public Financing Authority

**ATTEST:**

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Miriam Lens, Acting City Clerk, City of Hayward  
Secretary, Redevelopment Agency/Public Financing Authority